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OPPORTUNITY

An opportunity to lease 1,897 SF 2nd floor office, 3,897 SF office/showroom space in south Vancouver.

Offering amenities within walking distance at Marine Gateway, plus commercial services close by, this area of Vancouver also offers extensive transit options and good proximity to skilled labour.









Property **Features**

| Zoning | I-2 Industrial | |
|--------------------------|--|----------|
| Available Areas Unit 100 | Warehouse | 1,945 SF |
| Offic 100 | Ground Floor Office/Showroom | 1,952 SF |
| | Total | 3,897 SF |
| | Total | 3,097 31 |
| Unit 200 | 2nd Floor Office | 1,897 SF |
| Total | | 5,794 SF |
| Parking | 6 reserved parking stalls | |
| Features | Covered loading area with ramp One, 12' x 10' grade loading door 23' clear ceilings Storage mezzanine with large windows Shared laneway access Unit 100 features open concept office/showroom area, washrooms and warehouse Unit 200 features common lobby and stair access with 6 private offices, open plan space, kitchen and washroom Unit 100 & 200 may be leased separate or together | |
| Available | Immediately | |
| Lease Rate | \$19.00 per SF, net | |
| Additional Rent | \$9.25 per SF plus management fee | |





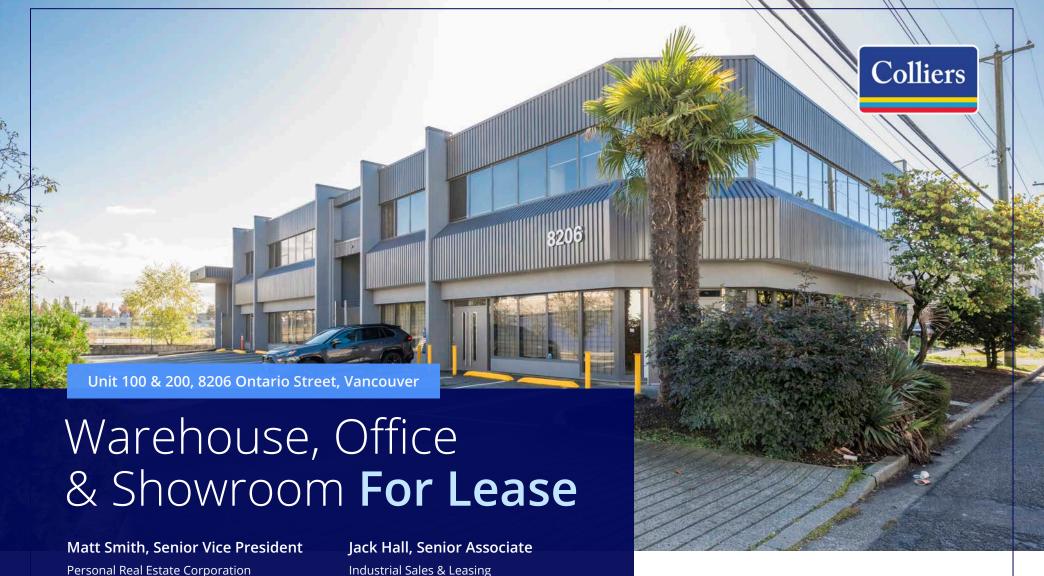












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